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Item #	1
Report No.	17 (CW)
Council - April 21/15	

April 14, 2015  
File 6715

Policy Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

**Attn: Tony Iacobelli, Senior Environmental Planner**

Dear Sir,

**RE: City of Vaughan Natural Heritage Network Study  
7553 Islington Avenue & 150 Bruce Street  
City of Vaughan**

Weston Consulting is the planning consultant for 7553 Islington Holding Inc., the registered owner of the properties municipally known as 7553 Islington Avenue and 150 Bruce Street in the City of Vaughan (herein described as the 'subject properties'). The subject properties are located on the east side of Islington Avenue, south of Highway 7. The subject properties have a combined area of approximately 4.39 acres and currently contain two single-family dwellings.

We have had the opportunity to review the April 14, 2015 Staff Report, entitled "Natural Heritage Network Inventory and Improvements Study Completion and Recommendations Amendment to the Vaughan Official Plan 2010", including the related attachments. We understand that the recommended amendments to Chapter 3 and Schedule 2 "Natural Heritage Network" to the Vaughan Official Plan Volume 1 (VOP 2010), are being considered by the Committee of the Whole on April 14, 2015.

Based on our review of the Staff Report and related attachments, it appears that our Client's concerns have not been satisfactorily addressed as outlined in our previous submission letter dated June 17, 2014 (attached). We also note the subject properties are now subject to the new "SWH Special Concern Woodland Breeding Birds" overlay as shown on proposed Schedule 2c. We have enclosed our previous submission dated June 17, 2014 for reference purposes. We wish to advise that our Client maintains their concerns with respect to the constraints noted on the proposed Schedules and the "Phase 2-4 Natural Heritage Network Study City of Vaughan" (NHNS) as modified.

In 2008, our client submitted an Official Plan Amendment application (File no. OP.08.017) to redesignate the subject lands from "Open Space" (7553 Islington Avenue) and "Low Density Residential" (150 Bruce Street) under OPA 240 (Woodbridge Community Plan) to "High Density Residential" in order to facilitate a residential development. Further to the submission of the

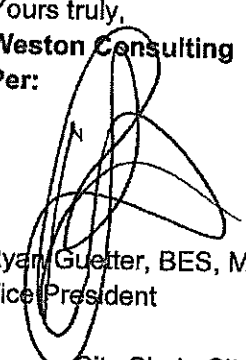
Official Plan Amendment application, our client submitted an appeal to the new City of Vaughan Official Plan (VOP 2010) in June 2012. Both the Official Plan Amendment application and the Official Plan Appeal remain active.

The owner has commissioned an updated Environmental Impact Study for the subject properties which is in support of a forthcoming revised application. The EIS does not identify any such overlay feature as identified in the proposed schedules. We request that the City's NHNS and corresponding mapping be modified so as not to preclude the information and analysis contained within the EIS, which is summarized in the attached letter prepared by WSP.

We request to be notified of any upcoming public meetings and of the decision on this matter by the Committee of the Whole and Council.

Please contact Courtney Heron-Monk (ext. 401) or the undersigned if you have any questions.

Yours truly,  
**Weston Consulting**  
Per:



Ryan Guetter, BES, MCIP, RPP  
Vice President

- c. City Clerk, City of Vaughan  
R. Nicolini, 7553 Islington Holding Inc.  
P. Harrington, Aird & Berlis LLP  
C. Messere, City of Vaughan



**WESTON  
CONSULTING**

planning + urban design

Planning Policy Department  
City of Vaughan  
Level 200  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

June 17, 2014  
File 6715

**Attn: Tony Iacobelli, Senior Environmental Planner**

Dear Sir,

**RE: City of Vaughan Natural Heritage Network Study  
7553 Islington Avenue & 150 Bruce Street  
City of Vaughan**

Weston Consulting is the authorized planning consultant for 7553 Islington Holding Inc., the registered owner of the properties located at 7553 Islington Avenue and 150 Bruce Street in the City of Vaughan (herein described as the 'subject properties'). The subject properties are located on the east side of Islington Avenue, south of Highway 7 and are a combined area of approximately 4.39 acres.

Our client has previously filed an appeal (formerly known as Briardown Estates Inc.) to the City of Vaughan Official Plan 2010, which designates the subject properties as "*Natural Areas and Countryside*" based on Schedule 1: Urban Structure; "*Core Features*" based on Schedule 2: Natural Heritage Network; and "*Natural Areas*" based on Schedule 13: Land Use.

The owner has commissioned an Environmental Impact Study for the subject properties. Detailed investigation and analyses have been completed for the subject property, which do not identify the constraints noted on Schedule 2, Schedule 2a and Schedule 2b of the NHNS. A summary of the specific comments and concerns are outlined in the attached letter prepared by WSP and we wish to advise that our client does not support the findings of the NHNS, as prepared.

We hereby request the opportunity to meet with Staff to review this information and reserve our right to make further comments. We further request to be notified of any further meetings, reports, modifications, and / or decisions in relation to the NHNS.

Please contact the undersigned or Courtney Heron-Monk (extension 401) if you have any questions.

Yours truly,  
**Weston Consulting**  
Per:



Ryan Guetter, BES, MCIP, RPP  
Vice President

- c. Jeffrey A. Abrams, City Clerk  
Raymond Nicolini, 7553 Islington Holding Inc.  
Howard Wortzman, 7553 Islington Holding Inc.  
Joseph Reichmann, 7553 Islington Holding Inc.  
Patrick Harrington, Aird & Berlis LLP



June 17, 2014

Tony Iacobelli  
Senior Environmental Planner  
Policy Planning Department  
City Hall, Level 200  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**Subject: Review of the Natural  
Heritage Network Study (NHNS) as it relates to  
7553 Islington Ave., Community of Woodbridge,  
City of Vaughan, Regional Municipality of York  
Project No. 121-24682-01**

WSP Canada Inc. (WSP) (formerly GENIVAR Inc.) was retained to review the Natural Heritage Network Study (NHNS) and supporting documents. Our review will focus on issues as they apply to the property known as 7553 Islington Avenue, inclusive of 150 Bruce Street, City of Vaughan, Ontario. The property can be described as Part of Lot 4, Concession 7, Township of Vaughan, Regional Municipality of York; herein referred to as the "Site".

Under the Woodbridge Community Plan (City of Vaughan Amendment No. 240, 2007), land use on the Site is designated as being within 'Open Space', and 'Low Density Residential'. Within the 2012 City of Vaughan Official Plan land use on the Site has been designated as being 'Natural Area' within Schedule 1, within 'Urban Area' in Schedule 1A, within a 'Core Features' area in Schedule 2, and is not within the Oak Ridge's Moraine or Greenbelt planning areas. Southwestern portions of the Site are within the TRCA regulated area, which are associated with the Humber River which lay beyond Islington Avenue to the southwest.

The NHNS report suggests that the policy can stipulate that the habitat of Endangered and Threatened species may be incorporated into the NHNS, where identified. WSP completed an Environmental Impact Study (EIS) on the Site to determine the presence of any Species at Risk (SAR). One (1) Species at Risk (Butternut) was identified as being present on and surrounding the site. Four (4) individuals were identified and assessed in the presence of Ministry of Natural Resources forestry staff, and it was determined that only one (1) individual was retainable. This individual was greater than 25 m from the proposed development, and will not be negatively impacted during any phase of the project.



The NHN report strengthens and defines forest cover goals for Vaughan as follows:

- At least 30% overall forest cover for Vaughan (currently 11%);
- At least 10% overall interior habitat for Vaughan (currently 0.5%); and,
- At least one large contiguous forest within each watershed for Vaughan (>200 ha).

The Site is separated from the Humber River by Islington Ave., which acts as a significant barrier to wildlife movement, making it unlikely to be widely used as a wildlife corridor surrounding the river. Thus, the Site should not be considered part of the larger Humber River watershed forest.

The NHNS report strengthens and defines goals for overall Riparian Habitat in Vaughan (75% cover goal, currently 30%). The Site is separated from the Humber River by Islington Ave. and a section of manicured lawn area. This severely limits any potential use as direct riparian habitat and the Site should not be considered as such.

The NHNS report notes that Significant Wildlife Habitat (SWH) will be given increased importance in planning activities. Additional guidelines to define Significant Wildlife Habitat are also provided. Species inventories were completed during the Environmental Impact Study, with emphasis on Species at Risk and any rare or significant wildlife habitat types. In general, The Site consisted of a large portion of non-native or invasive species, with significant edge effects occurring due to previous development within the area. Though one SAR species was noted; one (1) retainable Butternut noted above, the Site likely does not fit the criteria for Significant Wildlife Habitat.

Thank you for the opportunity to complete this assignment. Please contact the undersigned with any questions or comments.

Yours truly,  
**WSP Canada Inc.**

A handwritten signature in black ink, appearing to read "Dan J. Reeves".

Dan J. Reeves, B.Sc., M.Sc.  
Project Biologist

DJR:nah

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